

GRANT OF EASEMENT

Tri-Town Landing Limited Partnership, a New Hampshire limited partnership registered to do business in the Commonwealth of Massachusetts having its offices at 476 John Fitch Highway, Fitchburg, Massachusetts, (the "Grantor"), the owner of a certain parcel of land located on the northerly side of Young's Road, Lunenburg described on a deed recorded with Worcester North District Registry of Deeds in Book 6731, Page 347, consisting of 9.23 +/- acres (the "Property"), in consideration of One (\$1.00) Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, hereby grants, with quitclaim covenants, to the Town of Lunenburg, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, having an address at Lunenburg Town Hall, P.O. Box 135, Lunenburg, Massachusetts 01462 (the "Town"), and its heirs, successors, and assigns, a perpetual non-exclusive easement for the purposes of vehicular and pedestrian access and egress and installation and maintenance and repair of utilities in, along, under, upon and across that portion of the Property identified as the "Easement Area" as shown on a plan of land entitled "Plan of Land in Lunenburg, Massachusetts, Prepared for Great Bridge Properties," prepared by Hannigan Engineering, Inc., dated September 14, 2009 (the "Plan") and for all purposes and uses incidental thereto attached hereto as Exhibit 1.

The Grantor shall retain all rights and privileges with regard to the Easement Area; provided, however, that the Grantor shall not impede, disrupt, disturb, or alter the Town's use of the Easement Area.

This Easement shall run with the land of the Grantor, and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

Witness my hands and seal this day of _____, 2009.

Tri-Town Landing Limited Partnership,

By: Tri-Town Landing LLC,
Its: General Partner

By: _____
Gerard E. Welch

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this ____th day of _____, 2009, before me, the undersigned notary public, then personally appeared Gerard E. Welch, proved to me through satisfactory evidence of identification which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily for its stated purposes, on behalf of Tri-Town Landing LLC as General Partner of Tri-Town Landing Limited Partnership

Notary Public

My commission expires: